



Water's Edge Ranch

Private 13,950 sq ft

lodge/home just feet from Klamath Lake inlet on 500+/- acres. Vast views of lake, Cascade Mt and adjacent Nature Conservancy preserve.

Exceptional facilities include 44,000 sq ft steel arena, 3000 sq ft restored home, 1600 sq ft guest

home, 1700 sq ft heated kennel, green house, pole hay barn, welded pipe corrals.

Unlimited recreational opportunities of area teeming with migratory and resident waterfowl, trophy lake and river fishing, Nat'l Forest with elk, deer and antelope plus horse related activities to suit any desire.

Secure, cheap irrigation for productive pastures with hay and cattle grazing, additional acreage available. Rare opportunity for unique diversity at \$6.5 million! MLS 77694



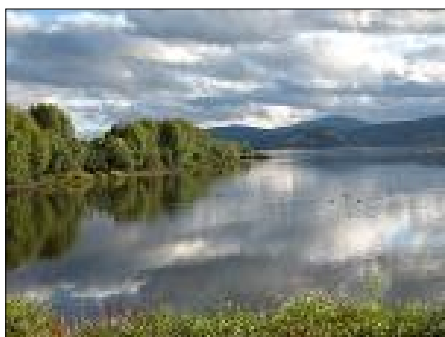
Owner terms possible.



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⇒ **Downstairs**

- ⇒ 4 bathrooms
- ⇒ Large entry with hunting gear closet system and electronic walk-in safe with gun storage
- ⇒ Large recreation room with wet bar, fireplace and stone floors
- ⇒ Living room with large bar facing stacked stone fireplace
- ⇒ Extra large kitchen, dining area with two fireplaces, two sinks, two Sub-Zero refrigerators, two dishwashers, double Dacor ovens, Wolf range, indoor commercial barbeque, grill, and three prep areas with thick granite countertops, butcher block cutting island and extreme storage.
- ⇒ Walk-in butlers pantry
- ⇒ Large family room with stacked stone fireplace, media center, and thick granite counters
- ⇒ Spa room with 10 person spa, sauna, steam shower and waterfall
- ⇒ Two guest suites with large connecting baths
- ⇒ Wine room
- ⇒ Hunters bathroom with duck cleaning fixtures, shower, dog/boot wash, stone floors



⇒ **Upstairs**

- ⇒ Master suite with fireplace and extra large closet system and electronic walk-in safe
- ⇒ Large media/office/conference room with fireplace
- ⇒ Upstairs laundry
- ⇒ Three bedroom suites, one with loft
- ⇒ Large viewing / lounging room overlooking family room below
- ⇒ Approximately 4000 sq. ft. of port Orford cedar decking overlooking inlet and lake trap shooting setup off deck

⇒ **Residence Compound Improvements**

- ⇒ Guest house above garage complex: approximately 1600 sq. ft. with deck and full complement of amenities
- ⇒ Walk-in cold storage and freezer room
- ⇒ Office with bathroom
- ⇒ Huge garage system

⇒ **Grounds**

- ⇒ Sweeping lawns and professionally designed flower gardens
- ⇒ Fruit trees and raspberry bushes
- ⇒ Custom greenhouse and ramada overlooking the lake to the south
- ⇒ 1700 sq. ft. dog kennel with outdoor runs and play area and vet room
- ⇒ Horse or small animal barn with runs and pastures
- ⇒ Sheep or small animal sheds and runs
- ⇒ Direct lakeside and inlet access with boat ramp



⇒ **Well**

- ⇒ House well is 1500' deep, fully cased
- ⇒ Sufficient volume for irrigation usage
- ⇒ Depth provides no chance of surface water or lake leakage





800+ ton hay barn



44,000 sq. ft. clear-span steel barn/arena features:

- 27 stalls
- two tack rooms
- kitchen
- office
- restroom
- viewing stands
- extensive 4" pipe runs
- irrigated pastures



The 3000 square foot, three story Ranch Manager home began its life in the 1800's as a stage stop. Modernized in good taste, this second home sits beneath tall heirloom trees surrounded by wide, grassy lawns.

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